PP APPROVAL RECORD

Planning Permission

Survey 123

Elleri, KATTUMANNARKOIL taluk

Cuddalore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

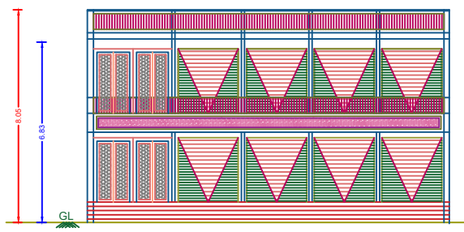
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

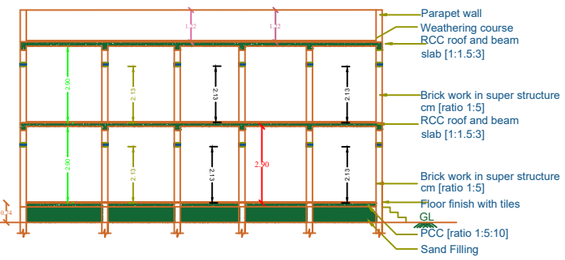
hello@verified.realestate

+91 9996 12 9996

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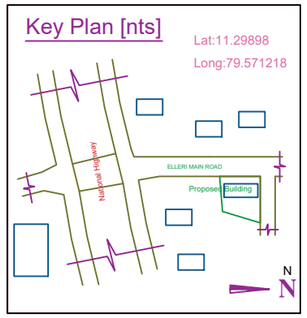


Elevation



Section "AB"

Key Plan [nts]



PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF GROUND & FIRST FLOOR COMMERCIAL BUILDING IN NEW R.S.NO.123/2A2A2 , PATTA NO.497 , [OLD R.S.NO.123/2] AT K.A.M NAGAR, ELLERI [WEST], ELLERI VILLAGE, KUMARATCHI PANCHAYATH UNION, KATTUMANNARKOIL TALUK, CUDDALORE DISTRICT.

Owner : Mrs.Sabeena begam W/O Mr.Jiyaudeen

JOINERIES DETAILES:

	JOINERY	IN MTR
RS	Rolling Shutter	2.27 m x 2.44m
D1	Door	0.76 m x 2.13 m
V	Ventilator	0.91 m x 0.91 m
W	Window	1.22 m x 1.22 m

AREA STATEMENTS :

Areas	Sq.Mts.	Sq.Fts.
Plot Area As per Site	264.87	2851.06
Plot Area As per Document	270.25	2909.00
Ground Floor Plinth Area	75.26	810.00
First Floor Plinth Area	75.26	810.00
Total Area	150.52	1620.00
Open Area	189.61	2041.06

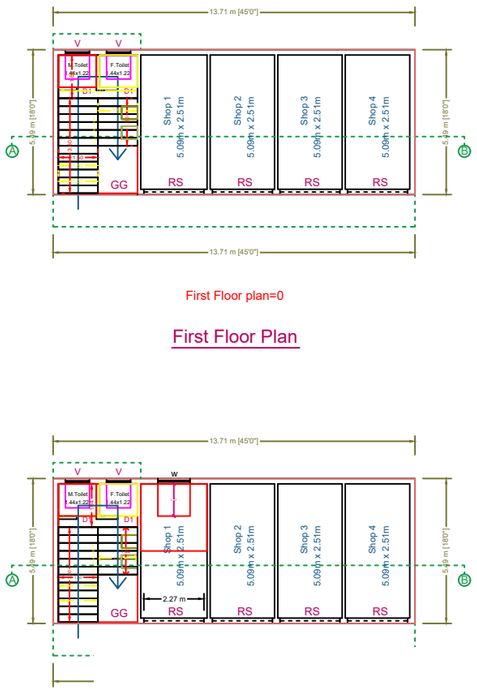
F.S.I = 0.56 | Plot Coverage = 28.41 %

All Dimensions are Feets and Meters | Scale [1:100]

Owner

Licensed Engineer

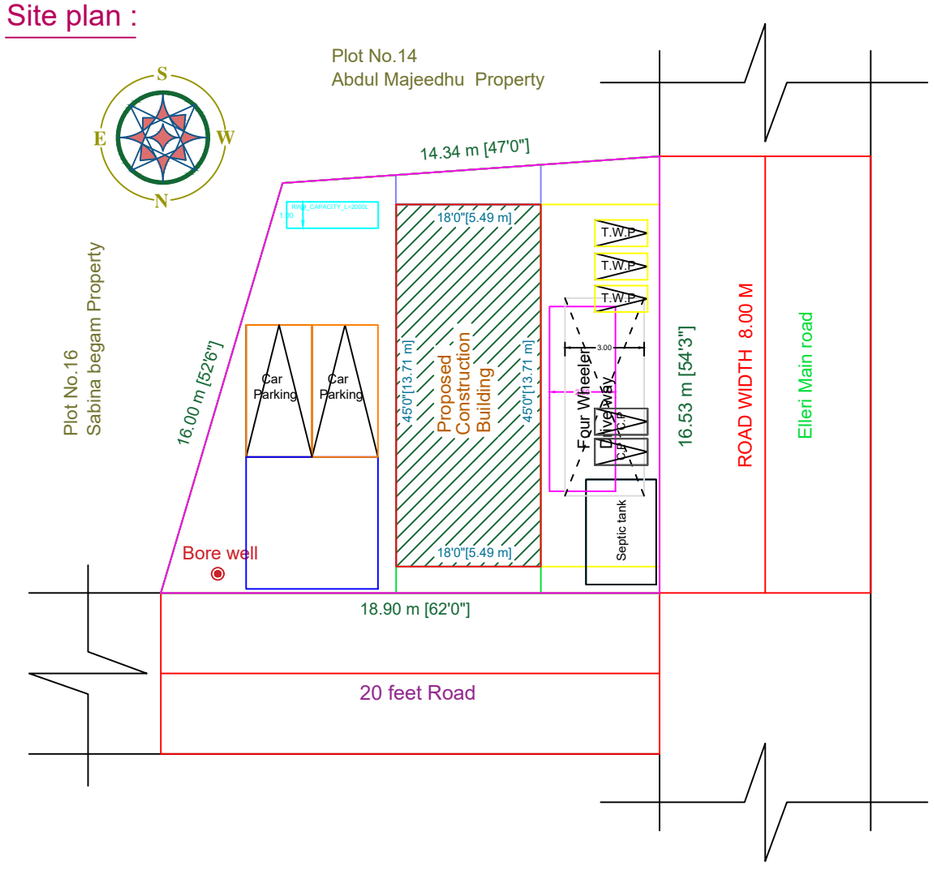
Er.J.SARAVANAN B.E.(Civil).,
REGISTERED ENGINEER GRADE - III
Reg. No (RE/GR-III/003/2024)
DTCP (CUDDALORE)
SARAN CONSTRUCTION
KATTUMANNARKOIL - 608 301,
CELL : 9597581876.

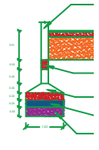


First Floor plan=0

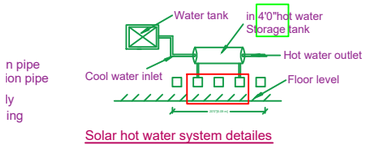
First Floor Plan

Site plan :

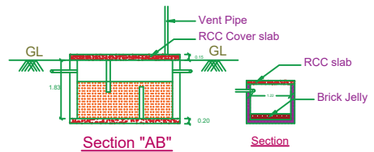




Foundation
Scale 1:50

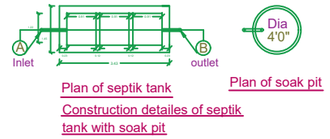


Solar hot water system detailes



Section "AB"

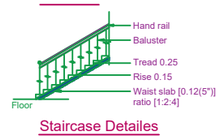
Section



Plan of septik tank

Construction detailes of septik tank with soak pit

Plan of soak pit



Staircase Detailes

PLAN_INFO
B-SHOP
WATER_BODIES_BEYOND_15M=NO
RESERVE_FOREST_WOODED_LAND_BEYOND_150M=NO
BLDG_LENGTH_MORETHAN_10M=NO
BURIAL_PLACE_BEYOND_90M=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
SINGLE_FAMILY_BLDG=NO
RWH_DECLARED=YES
LAND_USE_ZONE=COMMERCIAL
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AREA_TYPE=OTHERS
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
PLOT_AREA_M2=264.87
AS_AT_SITE=264.87
FMB_OR_PLR=264.87
AS_PER_DOCUMENT=270.25
ACCESS_WIDTH_M=8.00
ROAD_WIDTH=8.00
ROAD_LENGTH=550
MIN_PLOT_DEPTH=14.34
MIN_PLOT_WIDTH=16.00
AVG_PLOT_DEPTH=16.53
AVG_PLOT_WIDTH=18.90
PATTA_NO=497
SURVEY_NO=123/2A2A2
TALUK=KATTUMANNARKOIL TALUK
DISTRICT=CUDDALORE DISTRICT
BLOCK_1_B-SHOP_MEMBER_COUNT=6

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.